



OFFICE OF THE TOWN CLERK

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## Memorandum

TO: Mayor and Councilmembers

FROM: Russell C. Muniz, MBA, CMC,  
Acting Assistant Town Administrator

SUBJECT: School Board Site Selection Committee Meeting

DATE: May 12, 2006

On April 20, 2006 Deputy Planning & Zoning Manager Marcie Nolan and I attended a meeting of the Broward County School Board Superintendent's Site Selection Committee of which we had been made aware of the day before. At this meeting the committee discussed various sites they were contemplating acquiring for various school types.

Attached please find backup material from that meeting (Exhibit A) which indicates that two possible sites were being considered for high school "MMM." The first site, located in the Town of Southwest Ranches, is located on the northwest corner of Flamingo Road and Sheridan Street. The second site, located in the City of Weston, is located southwest of South Post Road and 36<sup>th</sup> Street.

The committee sought input regarding the Town's preferred site of the two at the meeting, but since this issue had not been previously discussed with the Town Council staff did not offer a preference. It should be noted that on page 10 of the school board staff report, the staff recommended the Sheridan Street site. Part of the rationale for their support was that Southwest Ranches students currently attending Western High would attend the new school at Sheridan Street thereby alleviating the overcrowding at Western High.

Town staff did object to the short notice of the meeting and expressed a desire for more time to discuss this issue with the Town Council. Those in attendance were told that the committee would reconvene within 30 days to readdress this issue.

It should be further noted that on May 8, I received an e-mail newsletter from School Board Member Marty Rubinstein (Exhibit B) indicating that the school board was in support of constructing the new Weston High School (MMM) in 2006. To date staff has not been advised of a date for the next Superintendent's Site Selection Committee meeting. At this time I would request that Council review the attached documentation and be prepared to give direction as to its preferred site at the Town Council meeting of May 17, 2006.

Please contact me if you should have any questions pertaining to this matter.

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EXHIBIT "A"

## Superintendent's Site Review Committee Meeting

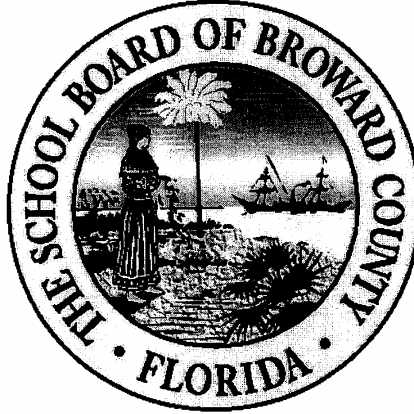
Thursday, April 20, 2006

11:00 AM

KATHLEEN C. WRIGHT ADMINISTRATION BUILDING  
10<sup>TH</sup> FLOOR CONFERENCE ROOM  
600 SOUTHEAST 3<sup>RD</sup> AVENUE  
FORT LAUDERDALE, FLORIDA 33301

### Agenda

Schools	Affected Cities
Introduction to Meeting	
<b>Elementary B-1</b> <i>Relief for:</i> <i>Tradewinds &amp; Quiet Waters</i>	Coconut Creek
<b>Elementary F-5</b> <i>Relief for:</i> <i>Coconut Palms, Pine Lakes, Lakeside &amp; Palm Cove</i>	Pembroke Pines Miramar
<b>High School "MMM"</b> <i>Relief for:</i> <i>Cypress Bay &amp; Western</i>	Pembroke Pines Town of Southwest Ranches Weston Davie



THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

SITE REVIEW COMMITTEE

Thursday April 20, 2006  
11:00 AM

Prepared by:

THE FACILITY MANAGEMENT, PLANNING & SITE ACQUISITION DEPARTMENT



**The School Board of Broward County, Florida**

Benjamin J. Williams, Chair

Beverly A. Gallagher, Vice Chair

Stephanie Arma Kraft, Esq.

Carole L. Andrews

Robin Bartleman

Darla L. Carter

Maureen S. Dinnen

Dr. Robert D. Parks

Marty Rubinstein

**Superintendent of Schools**

Dr. Frank Till

*"The School Board of Broward County, Florida prohibits any policy or procedure which results in discrimination on the basis of age, color, disability, gender, national origin, marital status, race, religion or sexual orientation."*

# SITE REVIEW COMMITTEE

School Year 2005-2006

Michael Garretson  
Dr. Earlean Smiley  
Katherine Blasik, PhD  
Dr. Joanne Harrison  
Dr. Harry J. Lacava  
Dr. Verda Farrow  
Samuel Gregg  
Thomas J. Coates  
Derrick Ragland  
Ruben Parker  
Omar Shim  
Thomas Moore  
Jerry Graziose  
Claudia Munroe  
Bobby Popler

Deputy Superintendent, Facilities & Construction Management  
Deputy Superintendent, Curriculum & Instruction/Support Services  
Assistant Superintendent, Research, Evaluation, Assessment & Boundaries  
Area Superintendent, North Area\*  
Area Superintendent, North Central Area  
Area Superintendent, South Central Area\*  
Area Superintendent, South Area\*  
Executive Director, Facility Management, Planning & Site Acquisition  
Executive Director, Facilities Project Management  
Director, Pupil Transportation  
Director, Capital Systems, Reporting & Control  
★ Director, School Boundaries  
Director, Safety  
Director, Design Services  
Director, Diversity & Cultural Outreach

## **Community Members:**

Anne Efros  
Laura Prado  
Kathy Rayson  
Robert Daniels  
Tyson Jones  
Susan Motley, Esquire  
Peter Schwarz  
Bill Rettinger

District Advisory Committee  
Facilities Task Force  
Parent & Teachers Association  
South Florida Regional Planning Council  
Associate Planner, Broward County Parks & Recreation Department  
Ruden, McClosky, Smith, Schuster, & Russell, P.A.  
Office of Urban Planning & Redevelopment  
Diversity Committee

## **Based on Current Interlocal Agreement\***

Mayor Debby Eisinger  
City Manager or Designee  
City Manager or Designee  
City Manager or Designee  
City Manager or Designee  
Town Administrator or Designee  
Town Administrator or Designee

League of Cities Representative  
City of Pembroke Pines Representative  
City of Weston Representative  
City of Miramar Representative  
City of Coconut Creek Representative  
Town of Davie Representative  
Town of Southwest Ranches Representative

**NEW SCHOOL SITE SELECTION  
POLICY 7000**

## NEW SCHOOL SITE SELECTION

THE SCHOOL BOARD OF BROWARD COUNTY BY VIRTUE OF THE CONSTITUTION OF THE STATE OF FLORIDA AND FLORIDA STATUTES HAS THE AUTHORITY TO OPERATE, CONTROL AND SUPERVISE ALL FREE PUBLIC SCHOOLS WITHIN THE SCHOOL DISTRICT AND MAY EXERCISE ANY POWER EXCEPT AS EXPRESSLY PROHIBITED BY THE STATE CONSTITUTION OR GENERAL LAW (F. S. 1001.32) THESE POWERS INCLUDE APPROVING PLANS FOR LOCATING, PLANNING, CONSTRUCTING, SANITATING, INSURING, MAINTAINING, PROTECTING, AND CONDEMNING SCHOOL PROPERTY F. S.1001.42 (9)). THE LOCATION OF SCHOOLS AND FUTURE SCHOOL SITES SHALL BE IN ACCORDANCE WITH FLORIDA STATUTES, FLORIDA ADMINISTRATIVE RULES AND WITH THE RULES LISTED BELOW. CONCURRENT WITH DECISIONS TO PROPOSE AND/OR BUILD ADDITIONAL NEW SCHOOLS AND PRIORITIZE SUCH SCHOOLS ON THE BASIS OF CRITERIA IN THIS POLICY, THE SUPERINTENDENT SHALL ANALYZE AND CONSIDER THE NEED AND OPPORTUNITY TO UPGRADE, RENOVATE AND EXPAND EXISTING SCHOOLS TO ASSURE EQUITABLE OPPORTUNITY FOR QUALITY EDUCATION AND FULL CAPACITY UTILIZATION OF EXISTING PRIOR TO MAKING A RECOMMENDATION TO THE BOARD FOR ITS CONSIDERATION AND FINAL ACTION. THE ADHERENCE TO THIS PROVISION IN NO WAY IS INTENDED TO AVOID THE CONSTRUCTION OF NEW SCHOOLS WHEN SUCH UPGRADING, RENOVATING AND EXPANSION OF EXISTING SCHOOLS WOULD BE INADEQUATE TO MEET OVERCROWDING PRESSURES AND EDUCATIONAL OBJECTIVES THAT MAY BE BETTER MET BY CONSTRUCTING AND/OR REPLACEMENT SCHOOLS. \*

## RULES:

New schools and special centers shall be located so as to serve the intended student population in accordance with the following:

1. Proposed new schools will be prioritized based upon student need (current and projected student growth) and remedies needed to equalize facilities.
2. After the need for a new or replacement school or center has been established, based upon current and projected student growth or other needs, and any existing approved master plan, potential sites for the facility will be identified. An inventory of the vacant sites which meet the size and configuration requirements will be compiled.
3. The School District, whenever possible, will strive to locate new schools and to purchase school sites in areas which offer, because of their location, the opportunity to achieve student integration.
4. Discussions will be held by staff with appropriate local government and representatives from the affected innovation zone(s) (which includes parents and other community members) to coordinate planning, the provision of services, and access to the potential sites.
5. Appropriate site(s) will be reviewed by the Superintendent's Site Review Committee.
6. After review by the Superintendent's Site Review Committee, the Superintendent shall recommend a site to the School Board.
7. All School sites will be reviewed by the Superintendent's Site Review Committee prior to being recommended for purchase.

\* New School: One that has never existed before.

Replacement School: New physical plant for a school that presently exists.

Authority: F.S. 1001.41 (1)(2)

Rules Adopted: 6/6/95

Rules Amended: 04/01/03



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The School Board of Broward County, Florida  
Site Review Committee  
April 20, 2006

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**SITE REVIEW COMMITTEE**

PROPOSED HIGH SCHOOL FOR "MMM"  
AREA D

**AFFECTED LOCAL GOVERNMENTS**

City of Pembroke Pines  
Town of Southwest Ranches  
Town of Davie  
City of Weston

## **PROPOSED HIGH SCHOOL “MMM”**

### **Area D**

Proposed High School “MMM” is planned as relief for Cypress Bay, and Western High Schools. The estimated school opening year is 2009/2010. School year 2005/2006 twenty-day enrollment at these schools exceeds F.I.S.H. capacity by 2,414 students. **Please refer to the Enrollment and Facility Planning Inventory (EFPI) for comprehensive student data analysis.**

The 2005/2006 boundaries for the study area high school is shown in **Exhibit A**. **Exhibit B** illustrates the proposed schools in relation to existing schools and the location of students currently enrolled are illustrated in **Exhibit C**.

### **General Site Comments:**

#### **Site 1: Sheridan Street Site**

**Location:** Northwest corner of Flamingo Road and Sheridan Street, Town of Southwest Ranches

**Size:** 48.2+/-Acres

- Site is currently on the market and seller is willing to negotiate with The District.
- Site is zoned Rural Ranches; would require rezoning.
- Direct Access from Sheridan Street and Flamingo Road.
- The site will require removal of organic material, and subsequent fill and compaction.
- There are minimal wetlands on the site that are currently being assessed.

#### **Site 2: 36<sup>th</sup> Street Site**

**Location:** North of Griffin Road and west of South Post Road, City of Weston

**Size:** 41.0 +/-Acres

- Site consists of three parcels, two totaling 27 acres and is under one ownership.
- The third parcel abutting to the south is 14 acres and is a functioning nursery.
- There are minimal wetlands on the site that are currently under review.
- Site is zoned for Agricultural use; would require rezoning

**Staff Comments:** (A brief presentation by each of the following departments.)

- Design
- Transportation
- Safety
- School Boundaries

**Staff recommendation** is to designate the Sheridan Street Site for High School “MMM”.

**Discussion and Consensus**

## Exhibit A-1

SHERIDAN STREET SITE  
N.W. Corner of Flamingo Rd and Sheridan St  
Town of South West Ranches

LEGEND  
Subject Property



Provided By:  
The Facility Management, Planning and  
Site Acquisition Department - Real Estate/ta



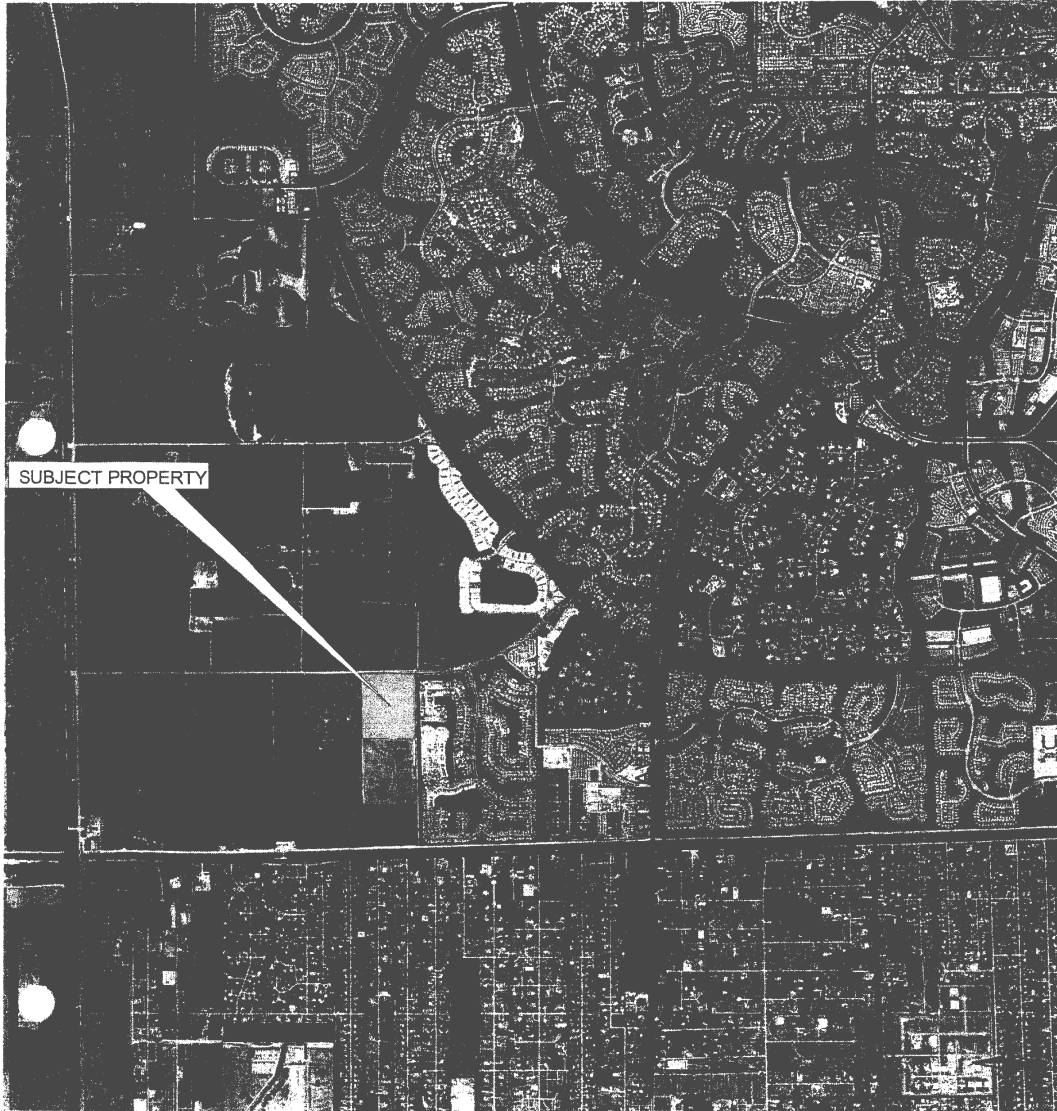
## Exhibit A-2

36TH STREET SITE  
S.W of S. Post and 36th Street,  
City of Weston

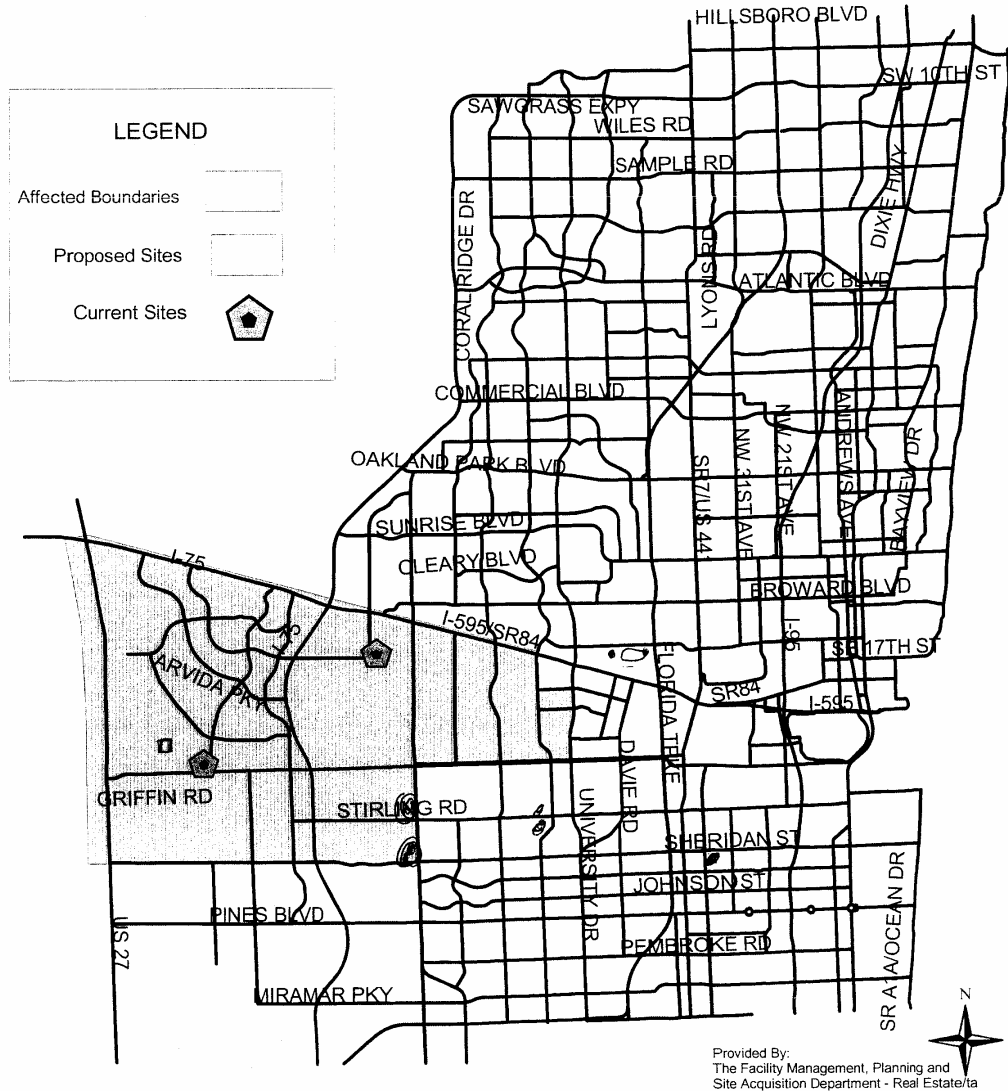
LEGEND  
Subject Property



Provided By:  
The Facility Management, Planning and  
Site Acquisition Department - Real Estate/ta



**High School "MMM"  
In Relation to Existing Schools  
Location Map**



**BROWARD COUNTY PUBLIC SCHOOLS**  
School Boundaries

**Enrollment and Facility Planning Inventory (EFPI)**

1- Under Enrolled <90% of Capacity  
2- Neutral >90% to 110% of Capacity  
3- Overcrowded >120% of Capacity

April 19, 2006

Elementary Schools	Feb 2006 FISH Includes Uncompleted Addition	Permanent Capacity <i>a</i>	Relocatables	Gross Capacity <i>b</i>	2005-2006 20th Day Enrollment										2006-2007 Projected Enrollment with Capacity Additions					No Classroom Additions by Estimated Completion Year				
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EXHIBIT "B"



# School Board District 6 Newsletter

Marty Rubinstein  
May, 2006

## NEW SUNRISE AND WESTON HIGH SCHOOLS ON THE WAY

The new District 6 High Schools are a step closer to construction. At the Board Workshop held at Cypress Bay High School on April 25th, school system construction projects were discussed and updated.

The new Weston High School, (MMM) the intent of which is to relieve the overcrowding at Cypress Bay, has Board support to be moved from construction

in 2009 forward to 2006. Meanwhile, staff was intent on delaying the Sunrise High School (FFF) that is slated to relieve Piper and Taravella, until 2009. The reason? Declining enrollment coupled with expanded classroom facilities at Taravella.

What staff has lost sight of (even if temporarily) is the fact that new housing is coming on line in Tamarac which would be

directly in the boundary for FFF, relief could now be provided for Plantation High School, and the old standby, "if you build it, they will come." Just as important, the Sunrise-Lauderhill-Tamarac area needs an up-to-date hurricane shelter. The current projections are that FFF will open to 1,500+ students.

Property negotiations are underway for both schools.

## BOARD ACTION FOR MAY 2nd

### Count up **THREE** major wins!

The Board has approved the purchase of a 14-acre property located at Pine Island Road and Commercial Boulevard for the construction of a new Elementary School for **Sunrise, Lauderhill, and Tamarac.**

The school, currently designated as A-2, is slated to relieve overcrowding at **Banyan, Challenger, and Horizon** Elementaries. As of this writing, the school will open to almost 1,000 students, and it will make a major impact to schools in the **West Sunrise** area.

Construction is slated to be-

gin in the fall of 2006, and the school is targeted to be open for the **2008 school year.**

The second win in Board action is **a win for the entire county.** For years, both constituents and non-constituents alike, have been asking me for covered walkways between portables and main school facilities. In fact, I have been planning this since before I became a School Board member.

The Board voted **unanimously** to approve covered school walkways throughout the county. Even though I can claim victory on this project, the **real winners** are the children of Bro-

ward County Schools who will no longer have to walk from portables to the main buildings either in the hot sun, or during rainstorms.

And... **Something that Lauderhill and Sunrise have been waiting for:** The Board approved construction dollars to move the west entrance to Piper High School and align it with NW 82nd Avenue. The project is expected to commence in June.

Moving the entranceway will permit the county to install the scheduled traffic light and reduce or eliminate what has become a large problem of traffic accidents in the area.

## TOWN HALL MEETINGS

Two **Town Hall meetings** are scheduled for this May. Village Elementary on May 10th at 6 pm, and Embassy Creek Elementary on May 15th at 7 pm.

Contact Marty at his office  
754-321-2006 or by e-mail  
[mrubinstein@browardschools.com](mailto:mrubinstein@browardschools.com)

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